

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL 37B
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Capitol Tire and Rubber Co., Inc. has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel 37B in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Capitol Tire and Rubber Co., Inc. be and hereby is finally designated as Redeveloper(s) of Parcel 37B in the South End Urban Renewal Area.
2. That it is hereby determined that Capitol Tire and Rubber Co., Inc. possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Capitol Tire and Rubber Co., Inc. for the development of Parcel 37B conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 37B to Capitol Tire and Rubber Co., Inc., said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

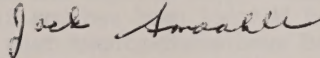
We have a most valuable business at our Roxbury location and it has been steadily growing. Certainly the size, appearance and the manner in which we maintain our property has been a great asset to the area.

We have been located in Roxbury for over fifty years, the past twenty years at 2000 Washington Street. Seventy percent of our 75 - 80 employees are from the Roxbury/Dorchester area.

We trust that you will find our plans favorable and that you will assist us in securing the small parcel of land for our proposed addition.

Yours very truly,

CAPITOL TIRE & RUBBER CO INC



Jack Smookler,
President

MEMORANDUM

July 15, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56
FINAL DESIGNATION OF REDEVELOPER OF
RE-USE PARCEL 37B/9-11 THORNDIKE STREET

SUMMARY: This memorandum requests that the Authority finally designate Capitol Tire and Rubber Co., Inc., as Redeveloper of Re-Use Parcel 37B/9-11 Thorndike Street in the South End Urban Renewal Area.

On September 3, 1981, Capitol Tire & Rubber Co., Inc., of 2000 Washington Street, Roxbury, Massachusetts was tentatively designated as Redeveloper of Parcel 37B in the South End Urban Renewal Area, Project No. Mass. R-56. Parcel 37B is located at 9-11 Thorndike Street and contains approximately 2,549 square feet of vacant land.

The abutting property owner is the Capitol Tire & Rubber Co., Inc., which was founded in Boston in 1916 and has been located in Roxbury for more than fifty years, of which the past twenty-three have been at its present location, 2000 Washington Street. At the present time, this manufacturing business employs approximately seventy-five to eighty people of which seventy percent is from the minority community.

The company has now advised the Authority that its proposal envisions the construction of a garage type building on the 2,549 square foot parcel. The new construction, which would blend in with its existing structure, would be used to service its fleet of trucks.

The new facility would reduce the conflicting services between its truck maintenance and its rapidly expanding retail passenger vehicle service. This intermingling of services has not only curtailed its growth but tends to limit its public service commitment to the community.

The expected total cost of the company's proposal has been estimated at \$40,000.00. According to the financial information provided by Capitol Tire & Rubber Co., Inc., it has been indicated that this manufacturing business has the financial resources necessary to acquire and redevelop Parcel 37B. In addition, the submitted drawings have been reviewed and approved by the Authority's Urban Design Department and found to be in compliance with all aspects and specifications of the Urban Renewal plan.

I, therefore, recommend that Capitol Tire & Rubber Co., Inc., be finally designated as Redeveloper of Parcel 37B in the South End Urban Renewal Area.

An appropriate resolution is attached.



TIRE & RUBBER CO., INC.

Specializing in the servicing of Fleet and Earthmover Operations

2000 WASHINGTON STREET, BOSTON, MASSACHUSETTS 02119

June 24, 1982

Mr. William Mendes
South End Project Coordinator
Boston Redevelopment Authority
1 City Hall Square
Boston, Massachusetts 02201

Dear Mr. Mendes:

We are enclosing drawings for a proposed garage type building on the 2500 square foot vacant lot on Thorndike Street, Roxbury which is adjacent to our present building and which is now owned by the Boston Redevelopment Authority.

We need this facility for a service shop for the repair and maintenance of our fleet of trucks. At this time we have 12 one ton pickups, 11 heavy duty trucks, 3 tractors and 5 trailers.

Presently we use our retail service department facilities to service these trucks. This is an extreme hardship for us because these existing facilities were never designed for heavy trucks. In addition servicing these trucks in the retail passenger service area inconveniences our retail customers. Consequently, we are not able to service them properly.

This conflict between expanding our service to the public and servicing our own trucks in the same area is curtailing our growth.

To complicate matters even further when the Massachusetts Department of Public Works completed the Cross Town Highway, it shut off the entrance used by our trucks on Hunneman Street, leaving us only the 20' driveway on Washington Street where our trucks compete with customers' automobiles, trucks delivering from vendors and the heavy traffic on Washington Street. Aside from the obstacles in the way of our growth that this causes, there is a serious safety and traffic problem here.

To help alleviate these problems we wish to acquire the small parcel of land of approximately 2500 square feet on Thorndike Street as shown on the attached drawings.





BOSTON HOUSING AUTHORITY
LENOX ST. DEVELOPMENT MA'S 2-4

SHAWMUT

AVENUE

Parcel 37B/9-11 Thorndike St

WASHINGTON

37b

37a

RR-117

RR-118

36b

X-39

X-390

340

SE-94

PB-9

P-21

SE-28

29

34

38

ST. PHILIP CHURCH (R.C.)

NEW HOPE BAPTIST CHURCH

CHURCH OF ST. AUGUSTINE AND ST. MARTIN

EMMANUEL MEMORIAL HOUSE

ST. PHILIP CHURCH (R.C.)

LENOX COURT